

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: REDLANDS COVE DEVELOPMENT, L.L.C.

This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency(*) criteria for an Initial Development Order. It will generate 28 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9860	SW 157 Ave. s/o SW 272 St.	C	C
F-8	S. Dixie Hwy. s/o SW 232 St.	E	E
9926	SW 280 St. e/o US-1	C	C
F-545	S. Dixie n/o SW 308 St.	A	A

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

(*)Traffic concurrency is based on the density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.

A handwritten signature in black ink, appearing to read 'Raul', with a long horizontal flourish extending to the right.

Raul A Pino, P.L.S.

03-APR-06

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Raul A Pino, P.L.S.

28-APR-05